

FOR LEASE

3303 East Broadway, Vancouver

TURNKEY CORNER RETAIL SPACE WITH EXCEPTIONAL VISIBILITY



Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

Stephen Tran
Commercial Broker
604.377.3337
stephen@lukrealestategroup.com

LUK
REAL ESTATE GROUP

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

OPPORTUNITY

A rare opportunity to lease a highly visible retail unit at 3303 East Broadway in the Renfrew-Collingwood neighbourhood. This bright and versatile space features an efficient open-concept layout suited to a wide range of business uses and is enhanced by abundant natural light from multiple skylights. Prominent signage exposure along both Rupert Street and East Broadway provides strong visibility and branding potential within a high-traffic corridor.

PROPERTY DESCRIPTION

3303 East Broadway is part of a freestanding mixed-use commercial building with established long-term restaurant and office tenants, benefiting from strong visibility and access to a dense residential population. Situated beside well-performing operators such as 350F Korean Fried Chicken and Sushi High, the property experiences consistent pedestrian flow driven by both dine-in and takeout activity. The retail unit also presents the potential for an approximately 900 SF outdoor patio, adding meaningful flexibility and appealing for a variety of retail, café, or fitness related uses.

LOCATION

Prominently located on the northeast corner of Rupert Street and East Broadway, the property offers exceptional exposure and accessibility. It is less than a 4-minute walk to Rupert SkyTrain Station and approximately 2 minutes by vehicle to the Trans-Canada Highway. The surrounding area is anchored by a strong mix of national and established tenants, including BC Liquor Store, Real Canadian Superstore, Walmart, Trail Appliances, BMO Bank of Montreal, and Vancouver Christian School, contributing to consistent regional traffic.



SALIENT FACTS

Civic Address:	3303 East Broadway, Vancouver
PID:	028-988-027
Legal Description:	LOT A, BLOCK 22, PLAN EPP26353, DISTRICT LOT THSL, SECTION 38, NEW WESTMINSTER LAND DISTRICT
Current Zoning:	C-1 Commercial
Year Built:	1946
Total Square Footage*:	+/-1,092 SF
Parking:	1 Stall
Features:	Two exterior signage opportunities available, one bathroom, abundant natural light and a functional floorplan for retail use
Net Rent:	Contact Listing Agents
Additional Rent* (2026 estimates):	\$15.00/SF/Annum
Availability:	June 1, 2026

**All measurements and additional rent are approximate. Tenant to verify if deemed important.*

HIGHLIGHTS



Turn-key Ready

A well-maintained and improved space featuring a functional layout, ready for immediate occupancy



Flexible Retail Space (1,092 SF)

An efficient open-concept layout featuring one built-out washroom, well-suited to a wide range of business uses, and the potential for an approximately 900 SF outdoor area



Strong Infrastructure & Ceiling Height

Featuring a 100AMP electrical service, approximately 10-foot ceilings, multiple skylights providing abundant natural light and HVAC, the space offers both the functionality and flexibility to support a wide range of business needs



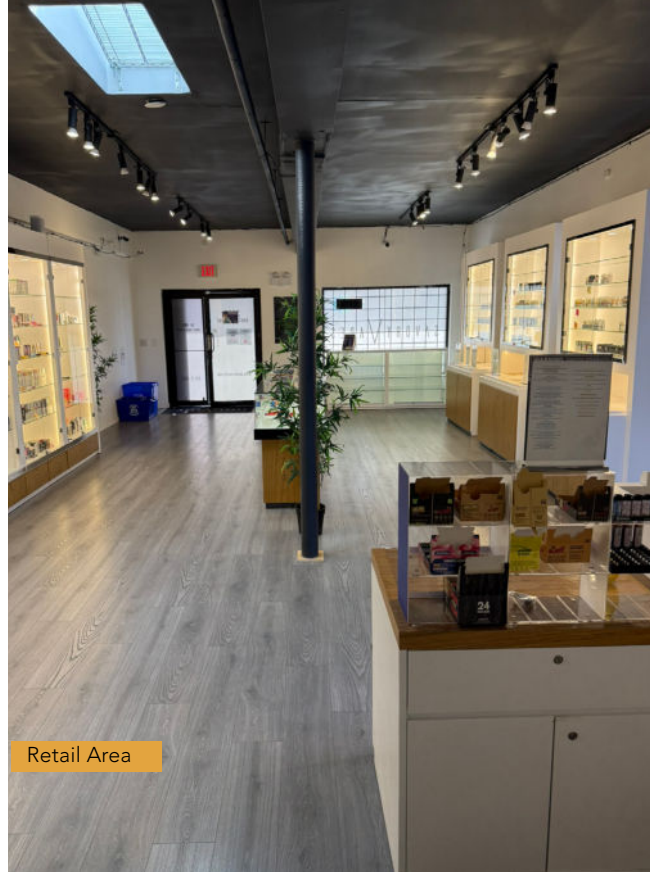
Excellent Visibility & Access

This corner-exposure retail unit offers excellent access and strong operational efficiency in the heart of Vancouver's dynamic Eastside commercial hub

PROPERTY PHOTOS



Retail Area



Retail Area



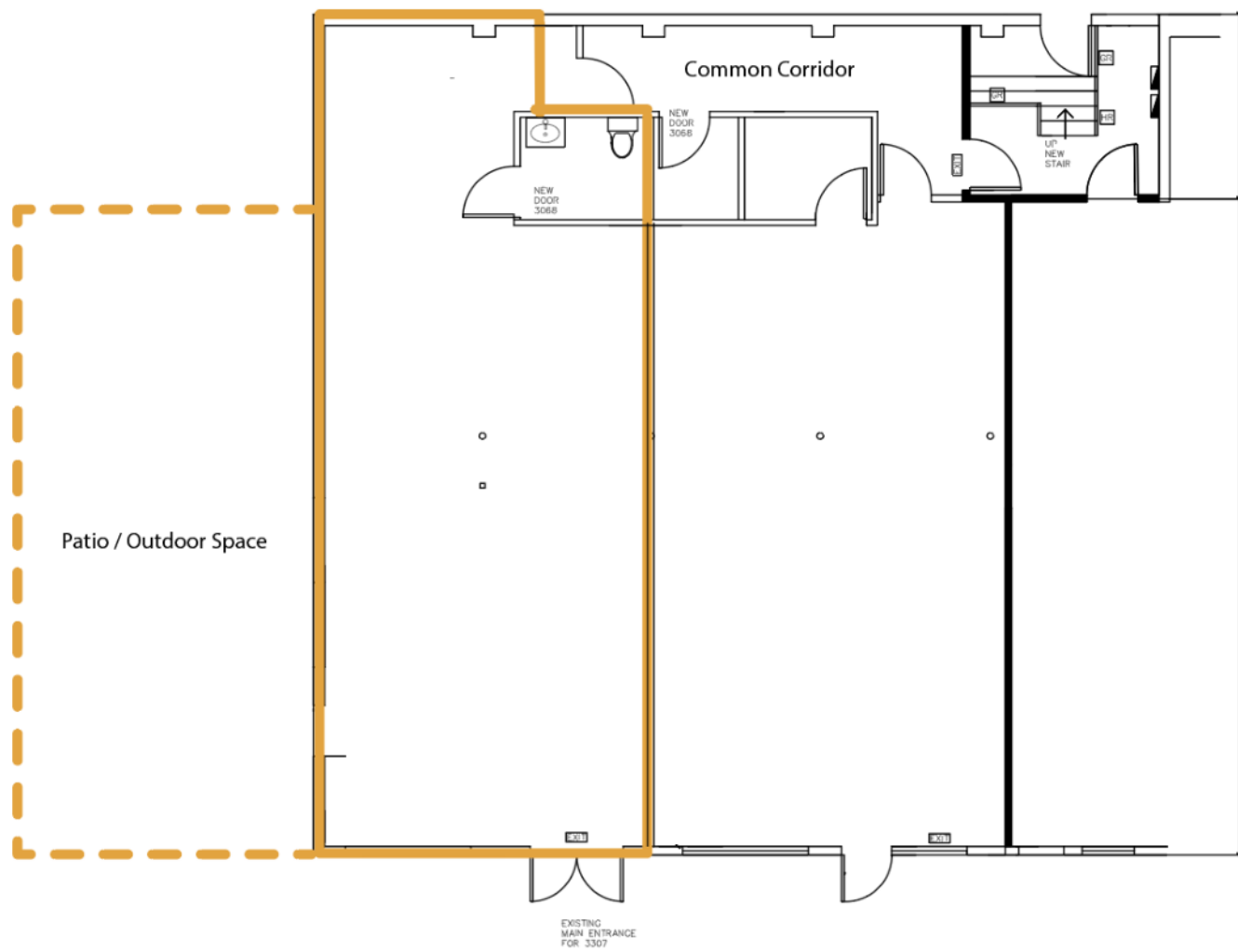
Back Office



Washroom

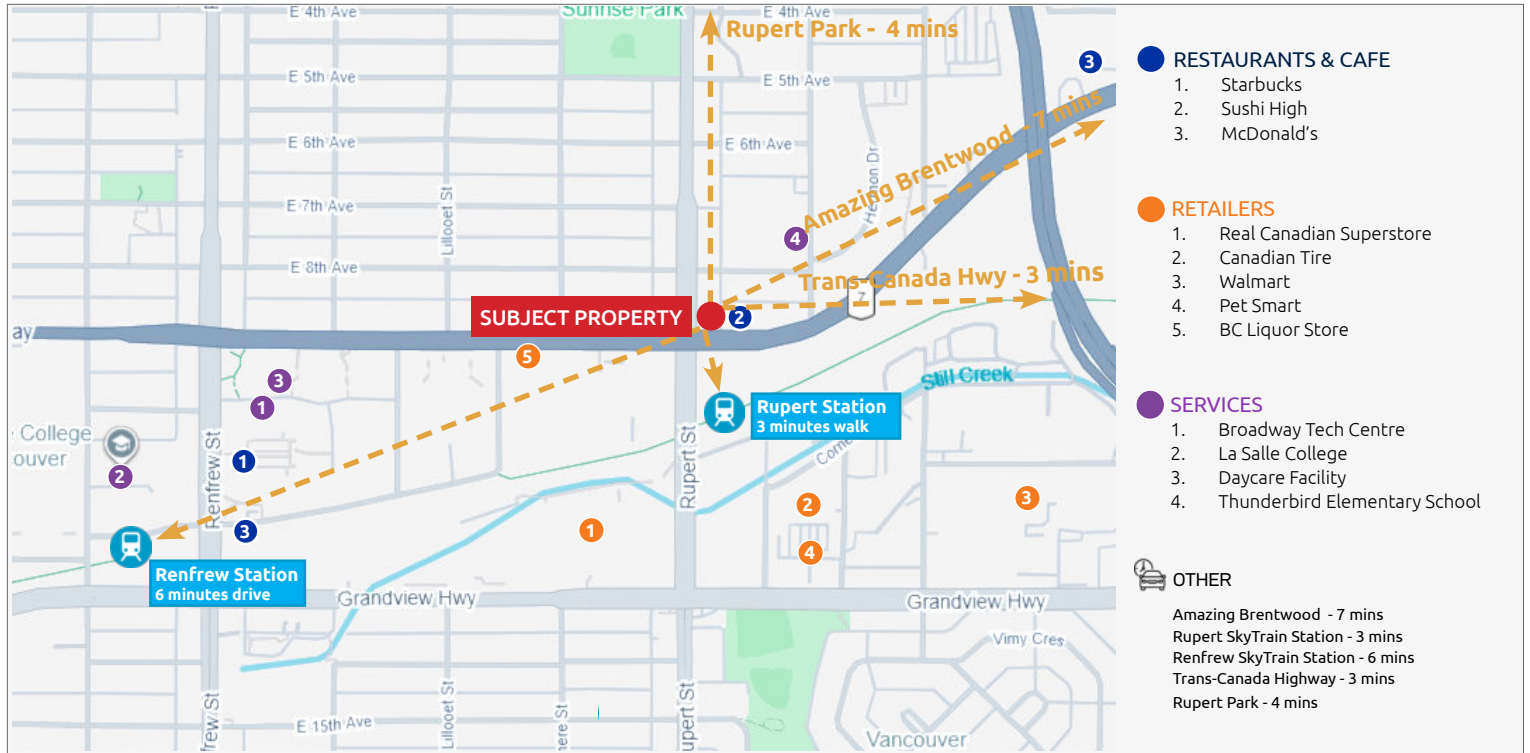


FLOORPLAN*



*All measurements are approximate. Tenant to verify if deemed necessary.

SURROUNDING AMENITIES



NEIGHBOURING BUSINESSES



Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

Stephen Tran
Commercial Broker
604.377.3337
stephen@lukrealestategroup.com



*Personal Real Estate Corporation

Luk Real Estate Group ("Luk REG") is a registered team - a part of Macdonald Commercial Real Estate Services Ltd. This document and the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") are for advertising and general information only. Luk REG does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change, and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient.

Macdonald
COMMERCIAL